| 003.0 | 0003 | 0002.B | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 271,100 / | 271,100 |
| | | | | | USE VALUE: | 271,100 / | 271,100 |
| | | | | | ASSESSED: | 271,100 / | 271,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 144 | | MASS AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | QUAN JAMES B.T/DOROTHY E |
| Owner 2: | TRUSTEES/J&D REALTY TRUST |
| Owner 3: | |
| Street 1: | 41 GRAY STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 821 Sq. Ft. of land mainly classified as Store with a Store Building built about 1940, having primarily Brick Exterior and 741 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B2 | NEIGH BUS | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 325 | 821.000 | 93,600 | | 177,500 | 271,100 |
| Total Card | 0.019 | 93,600 | | 177,500 | 271,100 |
| Total Parcel | 0.019 | 93,600 | | 177,500 | 271,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.86 | /Parcel: 365.8

**Legal Description**

**User Acct** 2696

**GIS Ref**

**GIS Ref**

**Insp Date** 03/12/09

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 003.0-0003-0002.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 325 | FV | 93,600 | 0 | 821. | 174,500 | 268,100 | 268,100 | Year End Roll | 12/18/2019 |
| 2019 | 325 | FV | 89,000 | 0 | 821. | 164,200 | 253,200 | 253,200 | Year End Roll | 1/3/2019 |
| 2018 | 325 | FV | 89,000 | 0 | 821. | 143,700 | 232,700 | 232,700 | Year End Roll | 12/20/2017 |
| 2017 | 325 | FV | 89,000 | 0 | 821. | 112,900 | 201,900 | 201,900 | Year End Roll | 1/3/2017 |
| 2016 | 325 | FV | 89,000 | 0 | 821. | 112,900 | 201,900 | 201,900 | Year End | 1/4/2016 |
| 2015 | 325 | FV | 79,900 | 0 | 821. | 61,600 | 141,500 | 141,500 | Year End Roll | 12/11/2014 |
| 2014 | 325 | FV | 79,900 | 0 | 821. | 61,600 | 141,500 | 141,500 | Year End Roll | 12/16/2013 |
| 2013 | 325 | FV | 79,900 | 0 | 821. | 61,600 | 141,500 | 141,500 | | 12/13/2012 |

!268!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 16:06:17 |

**LAST REV**

| Date | Time |
|---|---|
| 06/03/19 | 13:59:45 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 268

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| QUAN JAMES BT/E | 1144-170 | | 8/16/1995 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2696 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/11/1997 | 742 | Manual | 1,000 | | | | | REPAIR MASONARY |
| 4/3/1997 | 141 | Manual | 5,000 | | | | | REROOF-RUBBER |
| 11/3/1993 | 545 | Manual | 1,000 | | | | | SIGN |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/9/2017 | I & E Return | EMK | Ellen K |
| 4/14/2016 | I & E Return | EMK | Ellen K |
| 3/12/2009 | Meas/Inspect | 201 | PATRIOT |
| 12/3/1999 | Meas/Inspect | 201 | PATRIOT |
| 6/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 325 | Store | | 821 | | Sq. Ft. | Site | | 0 | 43.25 | 5.00 | CG | | | | | | | | | 177,541 | | | | | | 177,500 | |

Total AC/HA: 0.01885 | Total SF/SM: 821 | Parcel LUC: 325 Store | Prime NB Desc: COMM GD | Total: 177,541 | Spl Credit | Total: 177,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 78 - Store | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 11 - Membrane | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 14 - Asphalt Tile | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 35. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 35 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.25000000 |
| Const Adj.: | 1.06232572 |
| Adj $ / SQ: | 132.791 |
| Other Features: | 3000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 144009 |
| Depreciation: | 50403 |
| Depreciated Total: | 93606 |

## COMMENTS

J & D CLEANERS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 0 | | BRs: 0 | | Baths: | | | | | HB 1 | | |

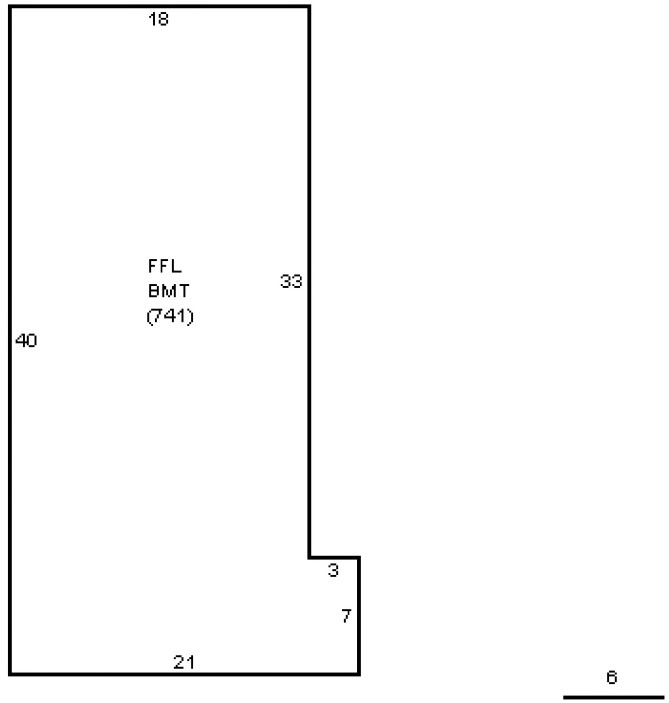
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| Totals | | | |
| 0 | | | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 741 | 39.840 | 29,519 |
| FFL | First Floor | 741 | 132.790 | 98,398 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 1,482 | Total: | 127,917 | |
| Size Ad | 741 | Gross Are | 1482 | FinArea | 741 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 146.07 |
| Special Features: | 0 | Val/Su Net: | 63.16 |
| Final Total: | 93600 | Val/Su SzAd | 126.32 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

003.0-0003-0002.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |